McDonald
Estate Agents

Fylde Coast Property Hub

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BRITISH PROPERTY AWARDS 2024 — GOLD WINNER — ESTATE AGENT IN BLACKPOOL
2022 — IN BLACKPOOL
2021 — IN BLACKPOOL

29 Knowle Avenue, Bispham, Blackpool, FY2 9TJ

£134,950

**** ATTENTION INVESTORS / DEVELOPERS ****
This beautifully proportioned Semi Detached Home REQUIRES RENOVATION THROUGHOUT, and thus represents an excellent development opportunity to once again create an impressive family home. The level of work needed, and the presence of spray foam roof insulation would suggest this is suitable ONLY TO CASH BUYERS.

- **Two Reception rooms**
- **Kitchen**
- **Three Bedrooms**
- **Bathroom**
- **Wrap around Gardens - Westerly facing rear**
- **Garage**

Successfully selling property since 1948.

The Property Ombudsman

Vestibule:

Reception Hall:

Lounge: 18'2" x 15'8" (5.54 m x 4.78 m) Coved ceiling, TV point, Double glazed bay window, Two radiators.

Dining Room: 15'8" x 9'0" (4.78 m x 2.74 m)

Kitchen: 15'2" x 7'0" (4.62 m x 2.13 m)

WC: Low flush WC.

First Floor:

Landing: Loft access, Coved ceiling.

Bedroom 1: 18'2" x 15'8" (5.54 m x 4.78 m) Double glazed windows, Radiator.

Bedroom 2: 10'8" x 10'7" (3.25 m x 3.23 m) Double glazed bay window, Radiator.

Bedroom 3: 9'0" x 7'0" (2.74 m x 2.13 m) Double glazed window, Radiator.

Bathroom: Comprising; Bath, Pedestal wash basin, Low flush WC, Double glazed window, Radiator.

Outside:

Gardens: There are deceptively spacious wrap around gardens to the front, side and rear.

Parking: Garage and additional parking.

Heating: Gas central heating (NOT TESTED).

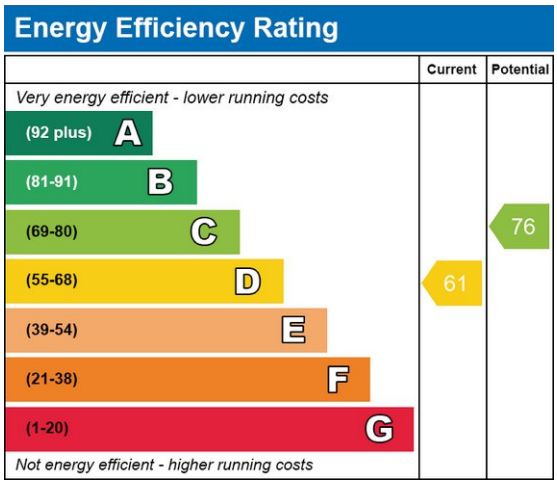
Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

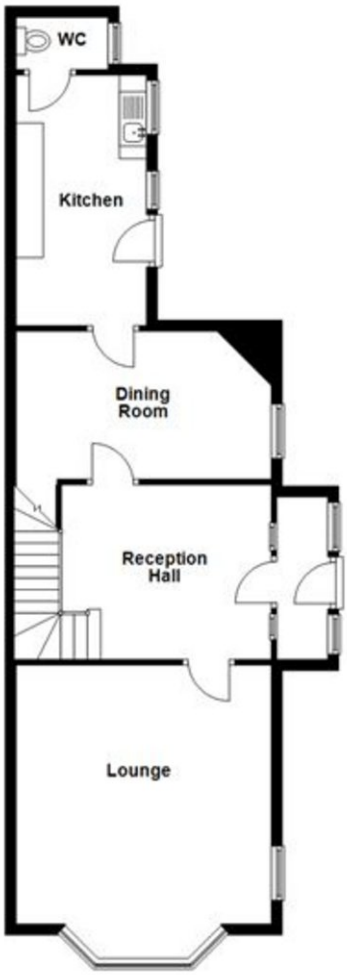
Council Tax: Band - B £1954.73 (2026/27)

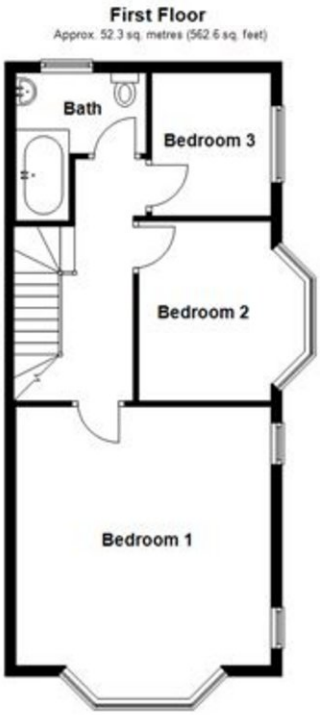
Directions: From our office on Red Bank Road travel inland along Red Bank Road. At the roundabout take the fourth right into Devonshire Road, Knowle Avenue is the fifth turning on the right after passing North Shore Golf Course.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements**: Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures**, **Fittings & Appliances**: Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.







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